

**DRC**  
**SITE PLAN REVIEW AND COMMENT**  
**REPORT**

**Division:** Engineering

**Member:** Tim Welch  
Engineering Design Mgr.  
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**Project Name:** Panoramic Enterprises

**Case #:** 89-R-01

**Date:** 9/11/01

**Comments :**

1. The engineer shall design and apply for the appropriate general or surface water management license from the Broward County Department of Environmental Protection (BCDPEP). This license and associated calculations for compliance with Chapter 27 criteria for surface water management, Pollution Control Code must be submitted with application for Building Permit.
2. Please explain the apparent discrepancy on the number of parking spaces provided and that shown on the plans. Plan notes appear to indicate that 12 spaces are provided while an excess of the reported required number of 14 are drawn on the plans.
3. Provide a lighting plan for parking areas for this site in accordance with Section 47-20.14 of the ULDR.
4. Indicate where on the site the contractor will stage and store for construction operations, as well as receive material deliveries of concrete, steel, etc.

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**Division:** Fire

**Member:** Albert Weber  
761-5875

**Project Name:** Peter Buhl/ Panoramic  
Enterprises

**Case #:** 89-R-01

**Date:** 9-11-01

**Comments:**

Dead end corridor section requires fire rated windows at permit phase. NFPA101-1994, 5-5.3.3. Also consider 16-3.5.2.

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**Division:** Info. Systems

**Member:** Mark Pallans (GRG)  
828-5790

**Project Name:** Peter Buhl/Panoramic Enterprises

**Case #:** 89-R-01

**Date:** September 11, 2001

**Comments:**

No apparent interference will result from this plan at this time.

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**Division:** Landscape

**Member:** Dave Gennaro  
761-5200

**Project Name:** Peter Buhl/ Panoramic Enterprises

**Case #:** 89-R-01

**Date:** 9/11/01

**Comments:**

1. The "New Off Street Parking" would only be allowed in conjunction with residential uses. Hotel is not considered a residential use. As far as the existing parking, it appears that it may be subject to retroactive vehicular use area landscape requirements.
2. Indicate requirements for irrigation.
3. Make sure there are no violations of the sight triangle Ordinance. There can be no landscape material between 30" and 8' height in the 25' sight triangle that obstructs visibility. How tall is the "Cuban Laurel"?
4. Additional tree planting may be required to satisfy street tree requirements.
5. Additional buffering may be required adjacent to the property to the north.

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**Division:** Planning

**Member:** Jim Koeth  
828 5276

**Project Name:** Panoramic Enterprises

**Case #:** 89 R 01

**Date:** September 11, 2001

**Comments:**

- 1) Project requires review by the Planning and Zoning Board and City Commission as a Site Plan Level IV.
- 2) Provide narrative outlining compliance with Ord. C-00-26 regarding People Street (Vistamar St.) requirements and the City's Beach Design Guidelines criteria prior to item being placed on a Planning and Zoning Board agenda. Provide a point-by-point analysis.
- 3) Provide a text narrative outlining the anticipated operations, maintenance, security, hours of operation for retail uses, trash management, et. al. prior to item being placed on a Planning and Zoning Board agenda.
- 4) Provide a shadow study for December and March 21 to indicate the impacts on the adjacent properties. Provide information for 9am, 12 pm, and 4 pm. Indicate property lines on study and indicate shadow spillover beyond property line. Shadow study must be submitted prior to project being placed on the Planning and Zoning Board agenda and included within the Planning and Zoning Board plan package.
- 5) Discuss parking and circulation with Zoning and Engineering Rep. and applicant at the meeting. Discuss stacking, access control, the existing back out spaces, and provisions for loading/unloading zone, et. al.
- 6) Applicant must provide documentation from Broward County for Hurricane Evacuation preparedness prior to item being place on the Planning and Zoning Board agenda.
- 7) Sign off by Doug Gotshall, Parking Systems Manager, is required prior to item being placed on the Planning and Zoning Board agenda.
- 8) Provide overall dimensions for the length of the building and general dimensions on all plans and elevations.
- 9) Indicate the sizes and any required loading areas with dimensions.
- 10) Strongly recommend presenting project to Central Beach Alliance and neighbors prior to public hearings for public input.
- 11) Discuss parking requirements with the Zoning representative.

# DRC

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12) Provide dimensions for all setbacks on all sheets including floor plan and elevations. Indicate property lines and setbacks

13) Provide the set back lines and property lines on all floor plans, the landscape plans and on all elevations.

14) Provide narrative (point-by-point) outlining compliance with ULDR Sec. 47-12.7.

15) Provide narrative (point-by-point) outlining compliance with ULDR Sec., 47-25.3.A, neighborhood compatibility and criteria set forth in the Neighborhood Compatibility and Preservation section. .

16) Provide a comprehensive analysis of all impacts including but not limited to, shadow, effects during construction, groundwater levels alteration, visual impacts, noise impacts, light impacts, and others that the proposal may have upon the adjacent National Register Site, and discuss fully all proposed efforts and design features to mitigate those impacts. This analysis may be sent for review by City Consultants qualified to perform historic resources analysis and all costs for such review shall be the responsibility of the applicant.

17) Comply with ULDR Section 47-25.2.P. concerning archaeological significance.

18) The following list of Goals, Objectives and Policies as stated in the City of Fort Lauderdale Comprehensive Plan, Historic Preservation Element, apply to the proposed development. At a minimum, provide a statement of how each of these, and any other applicable Comprehensive Plan provisions, have been addressed by this development proposal:

#### Historic Preservation Element

Goal 1 – to provide for the identification, recognition and evaluation for the historic resources of Fort Lauderdale and to enhance public awareness and involve them in various applicable aspects of historic preservation

Objective 10 Preserve, when possible, existing mechanisms for the notification and involvement of historic property owners and the interested public in historic preservation activities.

Objective 11 Integrate the review of impacts on historic and archaeological resources into the city's land development regulations and into the existing regulatory framework of state, regional and local government agencies.

Policy 11.2 Require all development proposals from the private or public sector which are subject to DRC review to indicate the location, extent, status and proposed impact to historic or archaeological resources, utilizing available survey data or the results of historic or archaeological assessments made for the express purpose of providing said information.

Policy 11.3 All proposed impacts to historic resources shall be reported to the Historic Preservation Board for review and comment.

See also pages 11-3 and 11-4 Historic Element support.

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19) Demonstrate how the proposed project supports a land use pattern that enhances the nearby tourist attractions of the Central Beach Area, and the Bonnet House in accordance with Objective 35 and Policy 35.1 of the Future Land Use Element of the Comprehensive Plan.

20) Discuss any proposed recreation (spa?, exercise rooms?) areas with Zoning Rep. and applicant at the meeting. Discuss provision for required parking for these uses.

21) Provide two oblique aerial drawings from opposing views, which indicate the mass outline of all proposed structure(s) and the outlines of the adjacent existing and previously approved structures. These mass studies are to be shown on an aerial photograph or by use of an isometric perspective or axonometric drawing of the site and the surrounding adjacent area.

22) Indicate property lines and setbacks on elevations

23) Discuss sidewalk widths and sidewalk condition with Engineering Rep. at the meeting. Recommend min. 7 ft. sidewalk on People Street.

24) Indicate all site plan information and calculation table on site plan sheet.

25) Discuss new proposed back-out parking with Engineering Rep. at the meeting.

26) Label use (i.e. proposed hotel expansion/addition) and total units in calculation table on site plan sheet.

Additional comments may be forthcoming at the meeting.

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Division: Police

Member: Robert Dodder  
828-6421  
Beeper 497-0628

Project Name: Panoramic Ent.

Case #: 89-R-01

Date: 9/11/01

**Comments:**

The East and South elevations suggest that the existing windows are of the jalousie type. If so, these should be replaced with more securable types, such as, single hung.

The guest room access, should be through the use of a card reader access control system that is capable of producing an audit trail.

Guest room doors should be metal clad, set in metal frames.

What type of signage will be used to control the use of each off-street parking space?

What type of security design and or process is planned for the off-street spaces on Vistamar Street?

Response to these comments are to be in a narrative format, on letterhead and signed.



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**Division:** Zoning

**Member:** Terry Burgess  
828-5913

**Project Name:** Peter Buhl/Panoramic Enterprises

**Case #:** 89-R-01

**Date:** 9/11/01

**Comments:**

1. Back-out parking into a public right-of-way shall be prohibited in accordance with section 47-20.15.
2. Hotels require site plan level IV review.
3. North Beach Residential Area (NBRA) District the required setbacks are as follows: Front yard: twenty (20) feet, Side yard: one-half (1/2) the height of the building, and Rear yard: one-half (1/2) the height of the building in accordance with section 47-12.5.E.1.
4. Indicate location of mechanical equipment on site plan and elevation plans. If equipment is roof mounted section 47-19.2.Z applies and if equipment located at grade section 47-19.2.S applies.
5. Provide a photometric lighting plan in accordance with section 47-20.14 prior to final DRC review.
6. In accordance with section 47-3.2 nonconforming structures shall include those structures, which do not comply with the yard, lot coverage, height or any other structural restrictions of the ULDR. A nonconforming structure may not be enlarged or altered in a way, which increases its nonconformity.
7. Additional comments may be added at DRC meeting.